

## **SITE PLAN REVIEW AGENDA**

**Tuesday, June 27, 2017**

### **NEW SITE PLAN REVIEW APPLICATIONS**

**File #:** SP-38-16-17  
**Applicant:** Richard Rosen (Mark IV)  
**Address:** [625 South Goodman Street](#)  
**Zoning District:** C-2  
**Description:** Construct a 4 story, 117,040sf, 100 dwelling unit multifamily building including a 69 space surface parking lot, 28 space first floor parking garage, and associated site improvements. Applicant is also proposing improvements within the public right-of-way of Uhlen Place and Karges Place.

**Requirement for Site Plan Review:** 120-191D(3)(a)[1] New construction that does not meet the City-wide design standards (120-160B(2)(b) Windows and transparency).

**Site Plan Type:** Major

**Quadrant:** SE

**Enforcement:** No

**SEQR:** Unlisted

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**File #:** SP-39-16-17  
**Applicant:** Steve Dubnik (Strong Museum of Play)  
**Address:** [1 and 15 Manhattan Square Drive](#), 47 and 55 Savannah Street, Inner Loop Development Sites 4 and 5  
**Zoning District:** CCD-B  
**Description:** Redevelop an 18.18 acre site (multiple parcels) in the southeast portion of Rochester's Center City into a mixed use neighborhood. 2.96 acres are a portion of the former Inner Loop Expressway, 1.67 acres are two parcels owned by the Rochester Urban Renewal Agency (RURA), 13.55 acres are a portion of the existing Strong Museum site.

Construct 8 new buildings including:

- 310,000 sf, 5 story parking structure containing 1,200 spaces
- 100,000 sf, 3 story museum expansion
- 117,800 sf, 5 story, 175 room hotel
- 57,600 sf, 4 story, residential building (Building A)
- 65,200 sf, 4 story, mixed use building (Building B)
- 6,500 sf, 1 story, retail building (Building C)
- 96,100 sf, 4 story, mixed use building (Building D)
- 109,600 sf, 4½ story, residential building (Building E)

Amongst the five residential, retail, and mixed use buildings, there will be

approximately 250 dwelling units and 18,000 square feet of retail space.

The new development will have two new dedicated streets and one new private street:

- Adventure Street, public (connecting Manhattan Square Drive and South Union Street. Street will be two 11' travel lanes, two 8' on-street parking lanes, for a total of 38' wide, curb to curb)
- New Street B, public (connecting Savannah Street and Adventure Street, Street will be two 13' travel lanes, one 8' on-street parking lane, for a total of 34' wide, curb to curb)
- New Street A, private (connecting Howell Street and Adventure Street. Street will be two 13' travel lanes, for a total of 26' wide curb to curb)

**Requirement for  
Site Plan Review:**

120-65D: Applications not meeting the design criteria shall require site plan approval

120-66D(1)(c)[1]: Buildings shall be a minimum of two stories in height

120-191D(3)(a)[2]: All new construction in the CCD that include minor deviations from the design criteria

120-191D(3)(c)[2]: Applications in the CCD that include major deviations from the design criteria

**Site Plan Type:**

Major

**Quadrant:**

SW/TBD

**Enforcement:**

No

**SEQR:**

Type 1: 6 CRR-NY 617.4(b)(6)(i), A project or action that involves the physical alteration of 10 acres

**Contact Person:**

Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

**SITE PLAN REVIEW PROJECT UPDATES:**

**File #:**

**SP-35-16-17**

**Address:**

[618 Upper Falls Boulevard](#)

**Zoning District:**

C-2

**Description:**

Construct vehicle service operation (gas sales) and convenience store. Store will re-use existing 2400 sf building. Gas pumps and canopy will be new construction. Project includes a 3000 sf (+/-) future development site.

**Contact Person:**

Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)

**Notes:**

Site Plan review in progress

**File #:**

**SP-34-16-17**

**Address:**

270 East Avenue

**Zoning District:**

CCD-E

**Description:**

Construct 4-5 story, 221,000 square foot, mixed use building with retail, office, 120 (+/-) dwelling units, 124 underground and ground level

parking spaces, and a public open space

**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

**Notes:** Site Plan review in progress

  

**File #:** **SP-10-16-17**

**Address:** [87 Kenilworth Terrace](#)

**Zoning District:** C-2

**Description:** Legalize 23 space parking lot as ancillary parking for 19 unit multifamily dwelling at 820 East Main Street.

**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914,

**Notes:** SPR approval issued 6-16-2017

  

**File #:** **SP-01-16-17**

**Address:** [1509 North Clinton Avenue](#) (project includes 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue)

**Zoning District:** M-1, C-2

**Description:** Expand junkyard operation from 19 Sunshine into 1509 North Clinton. Existing vehicle parts sales and associated offices at 1519 and 1525 North Clinton to remain.

**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)

**Notes:** Director of Planning and Zoning attended meeting with RPD, I&C, and Law on 6-26-2017

  

**File #:** **SP-20-16-17**

**Address:** [419 Thurston Road](#)

**Zoning District:** R-1

**Description:** Change use of existing nonconforming building from one nonconforming use (vehicle repair, vacant) to another (retail), with site and landscaping improvements.

**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)

**Notes:** Project denied by CPC, SPR terminated.

  

**File #:** **SP-18-16-17**

**Address:** [8½ Prince Street](#) (AKA 8C)

**Zoning District:** R-3

**Description:** Construct 137 space ancillary parking lot to serve the hotel operated uses in Planned Development (PD) #16, Century-Strathallan

**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238

**Notes:** Site Plan approval issued 6-16-2017

  

**File #:** **SP-12-16-17**

**Address:** 120 Charlotte Street

**Zoning District:** CCD-E

**Description:** Construct a 4 story, 50 unit, multifamily dwelling and 17 space parking lot.

**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

**Notes:** Site Plan approval pending; City Engineer requested meeting with

applicant re: utilities

**File #:** SP-08-16-17  
**Address:** [135-165 Murray Street](#)  
**Description:** Legalize the existing salvage yard.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** SPR termination warning letter issued; property in enforcement.  
Applicant has until 7-10-2017 to submit requested information

**File #:** SP-21-16-17  
**Address:** [586 Lyell Avenue](#)  
**Zoning District:** C-2  
**Description:** Change use from vehicle sales and service (vacant) to vehicle service only (vehicular locksmith).  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan findings issued 6-16-2017; requires Special Permit application to CPC

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None